

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



October 18, 2011

Richard C. Temple, Building Official
Development Services Department
City of Sierra Madre
232 W. Sierra Madre Boulevard
Sierra Madre, CA 91024

Dear Mr. Temple:

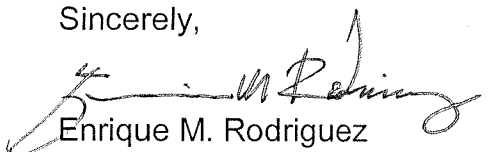
This letter is to acknowledge receipt on December 31, 2010 of the City of Sierra Madre submittal pertaining to Ordinance Nos. 1314, 1315 and 1315U with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code Section 17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing.

As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published. In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [H&SC Section 13869.7(c)], attention State Housing Law Program Manager, rather than the Commission.

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,


Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



City of Sierra Madre

Development Services Department

232 W. Sierra Madre Boulevard, Sierra Madre, CA 91024

phone 626.355.7138 fax 626.355.2251

California Building Standards Commission
2525 Natomas Park Drive, Ste. 130
Sacramento, CA 95833-2936

December 28, 2010

Re: Findings for 2010 California Building Standards Code and 2010 California Fire Code

To Whom It May Concern:

Attached are findings for amendments to the California Code of Regulations, Title 24 that the City of Sierra Madre has adopted, that are more restrictive building standards than the 2010 California Building Standards Code.

These findings are based upon local climatic, geological or topographical conditions and are being sent to you to file and keep on record so that these changes will be effective as outlined by the State of California.

Only those codes referenced in the attachments are affected.

If you have any questions or concerns feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Richard C. Temple". The signature is written in dark ink and is positioned above the printed name of the signatory.

Richard C. Temple, Building Official

Cc. Danny Castro, Director of Development Services

2010 DEC 31 11:49
SIERRA MADRE
BUILDING
COMMISSION

ORDINANCE NO. 1314

AN ORDINANCE OF THE CITY OF SIERRA MADRE AMENDING TITLE 15.24 OF THE SIERRA MADRE MUNICIPAL CODE RELATING TO THE ADOPTION AND AMENDMENTS TO THE 2009 INTERNATIONAL FIRE CODE AND THE 2010 CALIFORNIA FIRE CODE.

The City Council of the City of Sierra Madre does hereby ordain as follows:

SECTION 1. Municipal Code Amendment. Section 15.24.010 of the Sierra Madre Municipal Code is hereby amended to read as follows:

SECTION 15.24.010 ADOPTION OF THE 2010 CALIFORNIA FIRE CODE

There is hereby adopted by the City Council of the City of Sierra Madre for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, 2009 International Fire Code for the 2010 California Fire Code, Part 9, known as the 2010 Fire Code except such portions as are hereinafter deleted, modified or amended by Section 15.24.070 of the Sierra Madre Municipal Code. From the date on which this ordinance shall take effect, the 2010 California Fire Code shall be controlling within the limits of the City of Sierra Madre.

SECTION 2. Municipal Code Amendment. Section 15.24.070 of the Sierra Madre Municipal Code is hereby amended to read as follows:

SECTION 15.24.070 AMENDMENTS TO THE 2010 CALIFORNIA FIRE CODE

All of the following Sections of the California Fire Code shall be amended to provide as follows:

A. Section 307.4.2 is amended to read as follows:

307.4.2 Recreational fires. Recreational fires shall not be conducted within 25 feet (760mm) of a structure or combustible material. Conditions which could cause a fire to spread within 25 feet (7620 mm) of a structure shall be eliminated.

Discontinuance. The fire code official or his representative is authorized to require that recreational fires be immediately discontinued if such fires are determined by the chief to constitute a hazardous condition or if atmospheric conditions reach critical levels as specified in the policies and procedures of the fire prevention bureau.

B. Section 503.2.1 is amended to read as follows due to local topographical conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115mm).

1. When fire hydrants are required, fire apparatus access roads shall have an unobstructed width of not less than 26 feet (4114 mm) within a linear distance of 25 feet (7620 mm) each side of the hydrant.

C. Section 903.2.1.1 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 occupancies in accordance with Code section 15.24.120.

D. Section 903.2.1.2 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies in accordance with Code section 15.24.120.

Section 903.2.1.3 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies in accordance with Code section 15.24.120.

E. Section 903.2.1.4 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies in accordance with Code section 15.24.120.

F. Section 903.2.1.5 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.1.5 Group A-5. An automatic sprinkler system shall be provided for Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes, and other accessory use areas in accordance with Code section 15.24.120.

G. Section 903.2.2 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.2 Group B. An automatic sprinkler system shall be provided throughout all buildings containing a Group B occupancy in accordance with Code section 15.24.120.

H. Section 903.2.3 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.3 Group E. Except as provided for in Sections 903.2 .2 .1 for a new public school campus and 907.2 .3.6.1 (fire alarm and detection) for modernization of an existing public school campus building(s), an automatic sprinkler system shall be provided for Group E occupancies in accordance with Code section 15.24.120.

I. Section 903.2.4 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy in accordance with Code section 15.24.120.

J. Section 903.2.5 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.5 Group H. Automatic sprinkler systems shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3. 903.2.5.1 General, An automatic sprinkler system shall be installed in Group H occupancies in accordance with Code section 15.24.120.

K. Section 903.2.6 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I in accordance with Code section 15.24.120.

L. Section 903.2.7 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy in accordance with Code section 15.24.120.

M. Section 903.2.8 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R in accordance with Code section 15.24.110.

N. Section 903.2.9 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 in accordance with Code section 15.24.120.

O. Section 903.2.9.1 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the *California Building Code*.

P. Section 903.2.9.2 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.9.2 Bulk storage of tires. Buildings and structures with an area for the storage of shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Q. Section 903.2.10 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.4 of the *California Building Code* or where located beneath other groups.

R. Section 903.2.10.1 is amended to read as follows due to local topographical, geological and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.10.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses

SECTION 3. Fire Retardant Roofs Section 15.24.080 of the Sierra Madre Municipal Code is hereby amended to read as follows:

15.24.080 Fire Retardant Roofs. Fire retardant roofs shall be installed in accordance with Section

SECTION 4. Municipal Code Amendment Section 15.24.120 of the Sierra Madre Municipal Code is hereby amended to read as follows:

15.24.120 Automatic fire extinguishing systems.

An Automatic fire sprinkler systems shall be installed in the following occupancies:

- A. In all new buildings within the City of Sierra Madre except group U.
- B. All new Group U as classified in the International Fire Code, which are located within thirty five (35) feet of any exposure.
- C. All buildings classified as a Group A, B, E, F, H, I, M, S, U when renovated over seventy five percent (75%) of their existing square footage.
- D. All buildings classified as a Group A, B, E, F, H, I, M, S, U were an addition of fifty percent of their existing square footage is being accomplished.

- E. All Group R occupancies shall install an automatic life safety fire sprinkler system in accordance with Code Section 15.24.110.
- F. All occupancies utilizing roof truss framing as part of new or renovated building construction shall install a fire sprinkler system to protect the integrity of the truss components during a fire.

SECTION 5. Repeal of Conflicting Ordinances. All existing ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or the California Fire Code adopted are hereby repealed.

SECTION 6. References in Documents and Continuing Legal Effect. References to prior versions of the California Fire Code, or of the Sierra Madre Municipal Code that are amended or renumbered in this Municipal Code, that are cited on notices issued by the City or other documents of ongoing or continuing legal effect, including resolutions adopting or imposing fees or charges, until converted, are deemed to be references to the new counterpart 2010 Fire Code or amended Municipal Code sections for the purposes of notice and enforcement. The provisions adopted hereby shall not in any manner affect deposits, established fees or other matters of record which refer to, or are otherwise connected with, ordinances which are specifically designated by number, code section or otherwise, but such references shall be deemed to apply to the corresponding provisions set forth in the code sections adopted or amended hereby.

SECTION 7. Continuity. To the extent the provisions of this Ordinance are substantially the same as previous provisions of the Sierra Madre Municipal Code, these provisions shall be construed as continuations of those provisions and not as amendments of the earlier provisions.

SECTION 8. No Effect on Enforceability. The repeal of any sections of the Municipal Code, shall not affect or impair any act done, or right vested or approved, or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take effect; but every such act, vested right, proceeding, suit, or prosecution shall remain in full force and effect for all purposes as if the applicable provisions of the Municipal Code, or part thereof, had remained in force and effect. No offense committed and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the repeal or alteration of any applicable provision of the 2007 Code as amended, shall be discharged or affected by such repeal or alteration but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceed in all respects as if the applicable provisions of the 2007 Code, as amended, had not been repealed or altered.

SECTION 9. Supplementary of Existing Law. The City Council intends this Ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this Ordinance shall be construed in light of that intent.

SECTION 10. Modifications to California Fire Code. All inconsistencies between the Municipal Fire Code, as adopted by this ordinance, and Part 9 of Title 24 the California Code of Regulations are changes, modifications, amendments, additions or deletions thereto authorized by California Health and Safety Code Sections 17858 and 17858.7.

SECTION 11. Findings. The City Council hereby adopts the findings attached hereto as Exhibit A by this reference fully incorporated herein. These modifications to the 2010 California Fire Code, incorporating the 2009 International Fire Codes are reasonably necessary due to the local climatic, geological, and topographical reasons set forth in Exhibit A.

SECTION 12. Severability. Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 13. Effective Date. This Ordinance shall take effect thirty days following its adoption as provided by Government Code Section 36937, or January 1, 2010 whichever is later.

SECTION 14. Copy with Clerk. The City Clerk shall maintain a copy of the California Fire Code, 2010 Edition, as amended by this ordinance, for use and examination by the public.

SECTION 15. CEQA. This Ordinance has been determined to be exempt from the California Environmental Quality Act pursuant to State Guidelines §15061 (b) (3) as a project that has no potential for causing a significant effect on the environment.

SECTION 16. Certification. The City Clerk shall certify to the adoption of this ordinance and shall cause the same to be processed in the manner required by law.

The Sierra Madre Fire Department submits these "Findings" and requests acceptance of same as defined under Section 13869.7 of the State of California Health and Safety Code.

Prepared and submitted by:



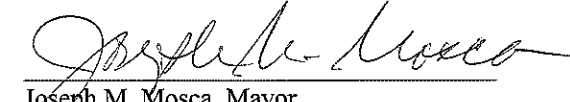
Richard Snyder,
Sierra Madre Fire Marshal

Date 1-11-2011

SECTION 17. Filing with State. The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED, APPROVED AND ADOPTED this 11th day of January, 2011 by the following roll call vote:

AYES: **Mayor, Joe Mosca, Mayor Pro Tem, John Buchanan, Council Members
MaryAnn MacGillivray, Josh Moran and Nancy Walsh**
NOES: **None**
ABSTAIN: **None**
ABSENT: **None**



Joseph M. Mosca, Mayor



Nancy Sue Schollenberger, City Clerk

APPROVED AS TO FORM:



Sandra J. Levin, City Attorney

EXHIBIT A

2010 FIRE CODE FINDINGS

Pursuant to Section 13869.7 of the California Health and Safety Code, the report contained herein shall be the "Findings" document to support City of Sierra Madre Ordinance No. 1314. Under this adopting ordinance, specific amendments have been established which are more restrictive in nature than those sections adopted by the State of California (State Building Standards Code, and State Housing and Community Development Code) commonly referred to as Title 24 and Title 25 of the California Administrative Code.

The amendments to the 2010 California Fire Code and 2009 International Fire Code have been recognized by the City of Sierra Madre. The amendments address the fire problem(s), concern(s), and future direction(s), by which the City can establish and maintain an environment which will afford an adequate level of fire and life safety protection to its citizens and guests.

Under the provisions of Section 13869.7 of the Health and Safety Code, local amendments shall be based on climatic, geographical, or topographical conditions. The "Findings" contained herein shall address each of these situations and shall present the local situation, which, either singularly, or in combination, cause the established amendments to be adopted.

SIERRA MADRE COMMUNITY PROFILE

The City of Sierra Madre was established in 1881. Sierra Madre encompasses an area of approximately 3.2 square miles at an elevation ranging from 700 to 800 feet above sea level. The residential population is approximately 10,800. The physical location of Sierra Madre is bordered by the city of Pasadena to the west, Arcadia to the south and east and the Angeles National Forest to the north.

The majority of Sierra Madre is residential housing, with a number of small businesses and light industrial, four elementary schools, a high school and six churches.

Based on this profile of Sierra Madre, the Sierra Madre Volunteer Fire Department established certain requirements to increase the level of fire safety to the citizens and guests of Sierra Madre, as well as the buildings within its boundaries. The following points were established as factors, which caused concern to the Sierra Madre Volunteer Fire Department, and are herein established and submitted as its "Findings:"

1. CLIMATIC

Normal rainfall averages 15 inches annually. During the summer and fall months, temperatures average approximately 85 degrees and can exceed 100 degrees for a period of days. Dry winds remove the moisture from vegetation. During late summer and fall, winds can move a fire quickly across the foothills or through residential areas of Sierra Madre. As recently as last year, the Station Fire burned roughly 160,000 acres in an area just north of the city largely for these very reasons.

Because of periods of high temperatures, accompanied by low humidity and high winds each year. These conditions create an environment in which the Fire Department commits the majority of its fire fighting resources to the control and extinguishment of wildland fires. During such periods, the limited available firefighting resources may have great difficulty in controlling fires in structures with wood roofs and structures not having built-in fire protection.

2. GEOLOGICAL

Sierra Madre has within its boundaries active seismic hazards with respect to the San Andreas and Sierra Madre faults. While systems have been developed to study and monitor the activity of earthquakes, science has not yet been able to predict with reliability the potential for activity on these or on any other active fault.

While minor seismic activity within Sierra Madre occurs yearly without damage, the potential for severe damage does exist with these active faults, particularly with the Sierra Madre fault, which traverses the City.

The potential for earthquakes influences fire protection planning. A major seismic event would create a community-wide demand on fire protection services, which would be beyond the response capability of the Fire Department. This potential problem can be partially mitigated by requiring initial fire control through the installation of automatic fire protection systems.

Although the water system in Sierra Madre is rated Class 4 by the Insurance Services Offices, with the above noted hazard, it is possible that major fire flow requirements could be disrupted and automatic fire suppression systems requiring much less water would be the only means of extinguishment.

3. TOPOGRAPHICAL

The mountains that border the north of Sierra Madre create a beautiful backdrop, and at the same time, create a unique hazard. As one approaches the mountains, the elevation increases, and this lengthens the response time of emergency vehicles due to the increase in grade. Additionally, the steep, narrow canyons create narrow winding roads that also lengthen response times. The foothills have become prime sites for residential development because of their scenic beauty. These same scenic hills create barriers for accessibility by fire suppression forces.

The topographical layout of Sierra Madre's hillside areas creates hazardous conditions should a storm cause trees to fall and block roadways within Sierra Madre, again making accessibility difficult until properly cleared. These conditions have occurred in the past and have the potential to happen again.

During a fire, fire engines need to utilize the water from the many fire hydrants found in the canyons along these narrow roads. While using these hydrants, the access on the road is severely restricted. These conditions have occurred in the past and have the potential to happen again. This potential problem can be partially mitigated by requiring new roads to have additional width to the roadway in the vicinity of fire hydrants.

Sierra Madre has areas that are in high fire hazard zones. As stated above, due to topography, access to structures in these fire hazard zones increases response time and delays fire suppression efforts. Extended response times allow fires to grow beyond the control of initial attack resources. Additionally, large structure fires in the hillside areas have a greater likelihood of starting wildland fires, which exposes additional structures to fire.

The value of the land in Sierra Madre is near the top in the County and maximum usage of the land is important to investors and developers. The multi-residential zones located within Sierra Madre encourage developers to seek maximum return on their investment. The most effective method of achieving this is to allow maximum density. This creates buildings that provide minimum required clearances between structures and maximum allowable height. This results in "barriers" that hinder fire-fighting operations, and restrict the movement of emergency personnel and equipment in the vicinity of the structure.

STATEMENT OF THE PROBLEM

The Fire Department is charged with the task of providing a reasonable degree of fire and life safety in Sierra Madre with minimum budget and staffing levels.

The City of Sierra Madre places a high value on protection of human life against hazards of fire. While smoke detectors are intended to give an early warning that allow occupants to escape or defend themselves from the hazard of fire, automatic sprinklers are meant to control or extinguish a developing fire to enable occupants to better escape. Sprinkler systems have been found to be highly effective systems for the protection of human life and should be used whenever feasible.

The water supply in Sierra Madre makes extensive use of automatic sprinkler systems feasible. Most of the City is ideally located below the 6 reservoirs, which supply the gravity flow water system with storage capacity in excess of 6 million gallons. Many of our fire service installations maintain static pressures in excess of 80 pounds per square inch. The City of Sierra Madre water distribution system is the major contributing factor toward the fire suppression capabilities of the Sierra Madre Volunteer Fire Department. There are jurisdictions within the State, which have difficulty providing required water flows for automatic fire sprinkler systems, making the operation of such sprinkler systems less feasible than in the City of Sierra Madre.

The City of Sierra Madre is also subject to certain dangers, making the use of automatic sprinkler systems a more significant factor in fire suppression. The City of Sierra Madre is located in one of the most active earthquake fault systems in the United States. Major damage corresponding to magnitude 7 or higher earthquake can be expected. Severe seismic action would place extreme demands on the limited resources of our small fire department. Communications could be disrupted. Damage to gas and water mains is to be expected. As previously mentioned, the City of Sierra Madre water system is the key to sprinkler supply. The City of Sierra Madre water system is constructed in a grid to reduce the effect of a single pipe or area of pipes breaking. Therefore, entire system failure due to earthquake is more unlikely than a partial failure. Automatic fire sprinkler systems will operate on much less pressure than normally available in Sierra Madre. Although sprinklers may only partially control a fire, this would be important in reducing the fire problem or delayed response that may be created by broken communications and obstructed access. Automatic fire sprinkler systems would therefore reduce demands on firefighting forces during emergency earthquake conditions.

The Sierra Madre Volunteer Fire Department's first alarm assignment varies depending on volunteer availability. Most jurisdictions consider two engine companies, a rescue squad, and a Chief Officer to be a minimum for a single-family structure fire.

Because Sierra Madre's Fire Department staffing is solely dependent upon volunteers, it is imperative that developers and builders provide built-in fire protection within buildings covered by the City of Sierra Madre Sprinkler Ordinance. Unless fires are kept in their incipient stages, which automatic fire sprinkler systems achieve, the fire department, as presently staffed and equipped cannot function effectively against large or numerous fires. Large fires necessitate the immediate call for mutual aid, which if available, will be delayed.

Additionally, due to the winding narrow roads that are found in our canyon areas, it is imperative that access on these roads be maintained at all times, especially during a fire when the fire hydrants are being used.

While the adoption of regulations may not prevent incidents of fire, the implementation of the various regulations and/or requirements will reduce the severity and potential loss of life and property in our community.

The serious concerns based on these "Findings", support the imposition of built-in fire protection requirements greater than those set forth in the International Building and Fire Codes. Additionally, Sierra Madre Ordinance No. 1272 will provide effective protection of the populace and property, and help reduce the ravages of fire.

ORDINANCE NO 1315-U

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE AMENDING THE MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2010 CALIFORNIA BUILDING STANDARDS CODE WITH CERTAIN EXCEPTIONS, MODIFICATIONS AND ADDITIONS

WHEREAS, the City Council of the City of Sierra Madre does hereby find that there is a need to enforce the most current editions of the California Building Standards Code, with the local amendments recited herein for regulating and controlling the design, erection, construction, enlargement, installation, alteration, repair, relocation, removal, use, occupancy, demolition, conversion, height, area, location, maintenance, and quality of materials of all buildings and structures and plumbing, mechanical, electrical and fire suppression systems and certain equipments within the City;

WHEREAS, pursuant to sections 17922, 17958, 17958.5 and 17958.7 of the California Health & Safety Code, the City may adopt the provisions of the Uniform Building, Plumbing, Mechanical and Electric Codes, with certain amendments to the provisions of the codes which are reasonably necessary to protect the health, wealth and safety of citizens of Sierra Madre because of local climatic, geological and topographical conditions;

WHEREAS, the City Council of the City of Sierra Madre made the factual findings outlined in Exhibit 1 attached hereto relating to the amendments to the uniform codes recited herein in accordance with Health & Safety Code section 18941.5;

WHEREAS, the city City Council also finds that areas within the City are hazardous fire areas that have only limited fire suppression forces and facilities available for the protection of life and property;

WHEREAS, the City Council does hereby further find that the southern California region, which includes the City, is within a very active seismic area and local soil conditions can be highly expansive and subject to local topographic considerations including extensive hillside construction that is prone to erosion;

WHEREAS, the City Council does hereby further find that in accordance with section 15061(b)(3) of the California Code of Regulations, the adoption of local amendments to the California Building Standards Code, and amending the Sierra Madre Municipal Code are exempt from the provisions of the California Environmental Quality Act.

THE CITY COUNCIL OF THE CITY OF SIERRA MADRE DOES ORDAIN AS FOLLOWS:

SECTION 1. Amendments to Chapter 15.04, entitled "Building Code and Permits".

The following sections of the Municipal Code are hereby amended or added to provide as follows:

15.04.010 Adoption of the 2010 California Building Code.

Subject to the additions, deletions and amendments specified in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled 2010 California Building Code based on the "International Building Code 2009 edition," promulgated by the International Code Council and referred to and by this reference expressly incorporated herein and made part hereof as fully and for all intents and purposes as though set forth at length, and said 2010

California Building Code is made part of this code and the same shall be designated, known and referred to as the "building code" of and for the city.

15.04.030 Amendment to Section 702 Very High Fire Hazard Severity Zone

A. The definition of "Very high fire hazard severity zone" in Section 702A of the California Building Code is amended to provide as follows.

Fire hazard severity zones are geographical areas designated pursuant to California Public Resources Code sections 4201 through 4204 and classified as very high, high, or moderate in state responsibility areas or as local agency very high fire hazard severity zones designated pursuant to California Government Code sections 51175 through 51189. See California Fire Code Article 86.

The California Code of Regulations Title 14 Sections 1280 entitles the maps of these geographical areas as "maps of the fire hazard severity zones in the state responsibility area of California."

For the purposes of this code, the entire city of Sierra Madre is hereby established as a Fire District and shall contain within it an area designated as a very high fire hazard severity zone, and shall include such territories or portions of said city as outlined in Chapter 15.04 of the Sierra Madre Municipal Code. Whenever in this code, reference is made to any fire zone, it shall be construed to mean the fire zone created by this chapter.

B. Section 704A is revised to add:

Building or structures hereafter erected, constructed, moved within or into the very high fire hazard severity zone shall meet the requirements of this section as follows:

1. Exterior walls of all buildings shall be of one-hour, fire-resistive construction. Exterior glass in such walls shall be double-glazed. Wood shake shingles being used as an exterior wall covering shall be treated with an approved fire retardant chemical.
2. Roof soffits (including eaves), open patios, carports, porches, unenclosed underfloor areas and all open structures, attached or detached, shall be protected on the under side with materials as approved for one-hour fire-resistive construction or shall be of incombustible materials throughout.

Exceptions:

- a. Asphalt composition shingles with Class "B" rating.
- b. When in the opinion of the Building Official, no material increase in fire hazard will occur, additions not exceeding twenty-five percent (25%) of the existing square footage over the life of the building, may be covered with the same materials used on the existing building.
- c. Any roof covering conforming to the specifications of the Underwriters Laboratory (UL) for Class "A" roof covering as published in the Underwriters Laboratory "List of Fire Protection Equipment and Materials" shall be considered a "fire-retardant" roof covering".

15.04.090 Amendment to Section 1505 Roofs – Fire Classifications

The 2010 California Building Code Section is amended to add the following to Sections 1505:

A. Any building alteration, replacement or repair, which does not exceed twenty-five percent of the area of the existing roof, over the life of the structure, may use existing like materials on said roof.

B. Any building alteration, replacement or repair, which exceeds fifty percent of the area of the existing roof, over the life of the structure, shall be made with fire retardant covering as specified in the California Building Code.

C. Any building alteration, replacement or repair, which exceeds fifty percent of the area of the existing roof, over the life of the structure, shall be made with fire retardant covering as specified in the 2010 California Building Code.

D. Any building addition, which does not exceed twenty-five percent of the area of the existing roof, over the life of the structure, may use existing like material on the roof addition, and any alteration, replacement or repairs to the existing roof, required by such addition may also use existing like materials.

E. Any building addition, which exceeds twenty-five percent of the area of the existing roof, over the life of the structure, shall be made with fire retardant covering as specified in the 2010 California Building Code, and any alterations, replacements or repairs to the existing roof, required by such addition, shall also be made with such fire retardant roof covering.

F. Wood roofs shall not be considered a Class A covering regardless of the rating of an assembly.

15.04.100 Amendment – Section 202 – Additions, alterations or repairs

A. The following is added to the end of Section 202 of the California Building Code:

The phrase “additions, alterations and repairs” as used in this section, and all subsections thereof, shall not be construed to apply to the remodeling of an existing building to provide new facades or other aesthetic embellishments or accouterments which do not modify the structural support or members of such building.

B. Section 3403 of the California Building Code is amended to include and read as follows:

Section 3403 Buildings or structures to which additions, alterations or repairs are made shall comply with all requirements of this code for new facilities except as specifically provided in this section. See section 907 of the Building Code for provisions requiring installation of smoke detectors in existing Group R, Division 3 Occupancies.

15.04.110 Amendment – Section 109.4 Work commencing before permit issuance

The following is added to the end of Section 109.4 of the California Building Code:

Where the work for which permit is required by this code is started or proceeded prior to obtaining said permit, the building permit fee shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any penalties prescribed herein.

15.04.115 – Section 105.7 Demolition Permits.

The following is added to Section 105 of the California Building Code

Section 105.7 Demolition Permits

- A. No permit for the demolition of all or any substantial portion of any building in the city shall be issued for a period of thirty days after such application is made. For the purposes of this chapter, demolition shall be considered the alteration, reconstruction, or elimination of 50% or more, of the floor area or monetary value. Projects that involve less than 50% of the

alteration, reconstruction, or elimination of the floor area or monetary value may still be subject to requirements of Chapter 8.13 and/or 12.20 of this code.

- B. There is a 30 day wait period after the application is submitted.
- C. Within 10 days of the application, the applicant should submit a mitigation plan for vermin, noise, dust, asbestos, salvage, trash removal, air pollution, historic preservation, and neighborhood peace and enjoyment. Failure to submit such mitigation report may be grounds for denying such permit.
- D. Notice of the application for a demolition permit shall be made available within three days to every city councilmember and city official. Copies of the applicant's mitigation report shall also be made in similar fashion.
- E. Prior to the release of the demolition permit, the applicant shall demonstrate that notification of, and compliance with, the following:
 - 1. South Coast Air Quality Management District (AQMD);
 - 2. Electricity provider;
 - 3. Natural gas provider; and
 - 4. City Department of Public Works (Chapters 8.13 and 12.20.)
- F. Prior to the issuance of a demolition permit, the applicant shall file (in general terms) his/her intended reuse of the property with development services department. Such plan shall indicate the intended use and condition of the property after the demolition of structures requested within the demolition permit is concluded.
- G. Notwithstanding any other provision of this chapter, in the event of an immediate threat to the public health, safety and welfare, the thirty-day "wait" period for the issuance of a demolition permit may be waived. Evidence of such an immediate threat shall be submitted by the applicant to the director of development services. Upon receipt of such information, the director of development services shall determine if an immediate threat to the public health, safety and welfare exists.
- H. The filing of any notice or report, as called for herein, is not intended to vest any discretion (under CEQA or otherwise) in the building official to deny such application. Instead, at the end of the thirty-day period, such permit shall be issued unless such issuance is contrary to any law or regulation applicable at that date.
- I. To the extent, if any, that this Section 115 differs from the California Building Code (CBC), the city council finds that there are conditions unique to this city that justify such change, including high fire danger, steep hillsides, vermin infestation, wildlife and asbestos levels, the issuance of a demolition permit shall be considered a ministerial duty under the provisions of CEQA Section 15268 except for historical and unique archeological resources as outlined in CEQA Section 15064.5. If the demolition permit is for a historic structure, a cultural resources report shall be prepared at the property owner's expense.
- J. Any person, firm or corporation demolishing a structure without a permit shall be guilty of a misdemeanor, and upon conviction of any such person shall be punishable by a fine of not more than one thousand dollars or by

imprisonment in the city jail for not more than one hundred eighty days, or by both such fine and imprisonment.

K. Demolitions of Historic Structure.

1. If a structure that is deemed to be a historic resource is demolished without a permit:

- a) The violator shall within one year completely rebuild the demolished structure to pre-existing condition and shall submit a surety bond that shall be in amount equal to the replacement value as calculated by the department of development services;
- b) The city may rebuild it within said one-year period placing the costs thereof as a lien on the property which shall indemnify the city against all costs so incurred and all liabilities arising there from; or
- c) No building or construction related permits shall be issued, and no permits or use of the property shall be allowed, from the date of demolition for a specified time period, as follows: for five years, if the structure was listed or deemed eligible for listing on the local, state, or Federal Registry of Historic Resources. In addition, for a historic structure, a cultural resources report shall be prepared at the property owner's expense. For the purposes of this section, the demolition shall be presumed to have occurred on the date the city has actual knowledge of the demolition. The owner shall have the burden of proving a different date if one is claimed. Such waiting period shall be for the purpose of consideration of rebuilding, relocation, grants, etc., for replacement.

2. The director of development services shall cause notice that this section is applicable to property to be served by mail on the person shown as the owner on the rolls of the tax assessor, and on any other person known to have an interest in the property, as soon as practicable after having knowledge that the provisions of this section are applicable to property. The date the city first had actual knowledge of the demolition shall be stated in the notice. The provisions of this subsection are directory only.

3. The decision of the director that this section is applicable may be appealed by the property owner to the city council. The city council may grant relief from the requirements of this section if the demolition in violation of this section was not done to any of the following:

- a) A building or structure deemed eligible for landmark status;
- b) A building or structure listed or deemed eligible for listing in the National Register of Historic Places;
- c) A building or structure listed or deemed eligible for listing in the California Register of Historical Resources;
- d) Any cultural resource determined to have historic significance.

15.04.117 Section 105.2 Work Exempt from Permits

Section 105.2 Building Exception 2 is hereby deleted and the following is added at the end of Section 105.2 of the California Building Code:

"All walls, retaining walls and fences regardless of type or height shall require building permits."

15.04.118 Amendment – Section 903 Automatic Fire Sprinklers

The following sections within section 903 of the Building Code, entitled, "Automatic Sprinkler Systems" are revised to provide as follows:

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group 1 occupancies in accordance with Sierra Madre Municipal Code section 15.24.120.

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies in accordance with Sierra Madre Municipal Code section 15.24.120.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies in accordance with Sierra Madre Municipal Code section 15.24.120.

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies in accordance with Code Sierra Madre Municipal section 15.24.120.

903.2.1.5 Group A-5. An automatic sprinkler system shall be provided for Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes, and other accessory use areas in accordance with Code section 15.24.120.

903.2.2 Group B. An automatic sprinkler system shall be provided throughout all buildings containing Group B occupancy in accordance with Sierra Madre Municipal Code section 15.24.120.

903.2.3 Group E. Except as provided for in Sections 903.2 .2 .1 for a new public school campus and 907.2.3.6.1 (fire alarm and detection) for modernization of an existing public school campus building(s), an automatic sprinkler system shall be provided for Group E occupancies in accordance with Code section 15.24.120.

903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy in accordance with Sierra Madre Municipal Code section 15.24.120.

903.2.5 Group H. Automatic sprinkler systems shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.

903.2.5.1 General. An automatic sprinkler system shall be installed in Group H occupancies in accordance with Code section 15.24.120.

903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I in accordance with Sierra Madre Municipal Code section 15.24.120.

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy in accordance with Sierra Madre Municipal Code section 15.24.120.

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R in accordance with Sierra Madre Municipal Code section 15.24.110.

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 in accordance with Code section 15.24.120.

903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the California Building Code.

903.2.9.2 Bulk storage of tires. Buildings and structures with an area for the storage of shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.4 of the California Building Code or where physically located beneath other occupancy groups.

903.2.10.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses.

15.04.140 Adoption of Los Angeles Regional Code Program – Los Angeles Basin Chapter 2010 Technical Amendments

The 2010 California Building Code is hereby amended by adopting by reference the Technical Amendments as published on August 26, 2010 by the Los Angeles Regional Uniform Regional Code Program – International Code Council – Los Angeles Basin Chapter.

SECTION 2. **Addition of Chapter 15.06, entitled “Residential Code” to Municipal Code.** Chapter 15.06 is hereby added to the Sierra Madre Municipal Code. Chapter 15.06 shall be entitled, “Residential Code”, and shall provide as follows:

15.06.010 Adoption of the 2010 California Residential Code

Subject to the additions, deletions and amendments specified in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled 2010 California Residential Code based on the “International Residential Code 2009 edition,” promulgated by the International Code Council of Whittier, California, and referred to and by this reference expressly incorporated herein and made part hereof as fully and for all intents and purposes as though set forth at length, and said 2010 California Residential Code is made part of this code and the same shall be designated, known and referred to as the “Residential Code” of and for the city.

15.06.020 Amendment - Section R105.2 Work Exempt from Permits

Section R102.2 Building Exception 2 is hereby deleted and the following is added to the end of Section R105.2 of the California Residential Code:

“All walls, retaining walls and fences regardless of type or height shall require building permits.”

15.06.030 Amendment - Section R108.6 Work commencing before permit issuance

The following is added to the end of Section R108.6 of the California Residential Code:

Where the work for which permit is required by this code is started or proceeded prior to obtaining said permit, the building permit fee shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any penalties prescribed herein.

15.06.040 Amendment - Townhouse automatic fire sprinkler systems

Section R313.1 of the California Residential Code is amended to provide as follows:

“An automatic residential fire sprinkler system shall be installed in townhouses in accordance with accordance with Sierra Madre Municipal code section 15.24.110.”

15.06.050 Amendment - One and two family dwellings automatic fire systems

The following is added to the end of Section R313.2 of the California Residential Code:

“An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings in accordance with accordance with Sierra Madre Municipal code section 15.24.110.”

15.06.060 Amendment – Required sprinkler locations, exception 4

Section R313.3.1.1, exception 4 is amended to read as follows:

“Detached garages and carports in accordance with Sierra Madre Municipal code section 15.24.110.”

15.06.070 Water flow detector alarm

A new section R313.3.3.5 is added to the Residential code and shall be entitled “Water flow detector alarm.” That section shall provide:

“Water supply”

“The flow of one sprinkler shall activate a water flow detector alarm that shall be audible on the exterior of the building.”

15.06.080 Adoption of Los Angeles Regional Uniform Code Program Technical amendments to the 2010 California Residential Code

The 2010 California Residential Code is hereby amended by adopting by reference the Technical Amendments as published by the Los Angeles Regional Uniform Regional Code Program – International Code Council – Los Angeles Basin Chapter published August 26, 2010.

SECTION 3. CHAPTER 15.08 – 2010 California Mechanical Code

The following sections of the 2010 California Mechanical Code are amended or added to provide as follows:

15.08.010 Adoption of the California Mechanical Code.

The 2010 California Mechanical Code which is based on the Uniform Mechanical Code, 2009 Edition," published by the International Association of Plumbing and Mechanical Officials is adopted by reference, together with all indexes and appendixes therefore, except as herein amended in this chapter and said 2010 California Mechanical Code is made part of this code and this chapter shall be designated, as known and referred to as the "mechanical code" of and for the city.

15.08.030 Amendment – Section 110.0 Violation

Section 110.0 of the Mechanical code is amended to include the phrase:

"In addition to the penalties herein above provided, any condition caused or permitted to exist in violation of any of the provisions of this code shall be deemed a public nuisance and may be abated in the manner provided by law as such. Every day such condition continues shall be regarded as a new separate offense."

SECTION 4. CHAPTER 15.16 – California Electrical Code

A. California Electrical Code, section 15.16.010 of the Sierra Madre Municipal Code – is amended as follows:

15.16.010 Adoption of the 2010 California Electrical Code.

Subject to the additions, deletions, and amendments specified in this chapter, the rules regulations, provisions and conditions set forth in those certain codes entitled, 2010 California Electrical Code which is based "National Electrical Code, 2008 Edition," therein contained, published by the National; Fire Protection Association is adopted by reference, together with all indexes and appendixes therefore, except as herein amended in this chapter and said 2010 California Electrical Code is made part of this code and this chapter shall be designated, as known and referred to as the "electrical code" of and for the city.

B. Section 15.16.015 is added to the municipal code to provide as follows:

15.16.015 Amendment - Annex H: Administration Section 80.27 Inspectors Qualifications

Section 80.27 of the California Electrical Code is amended to provide the phrase "The Building Official is exempt from requiring certification as an electrical inspector."

SECTION 5. CHAPTER 15.20 – California Plumbing Code

The following sections of Chapter 15.20 of the municipal code are hereby added or amended to provide as follows:

Chapter 15.20.10 Adoption of the California Plumbing Code and Appendixes

The 2010 California Plumbing Code which is based on The Uniform International Plumbing Code, 2009 Edition, is adopted. That certain document "International Plumbing Code, 2010 Edition," published by International Association of Plumbing and Mechanical Officials is adopted by reference, together with all indexes and appendixes thereof and therefore, except as herein amended in this chapter and said 2010 California Plumbing code is made part of this code and this chapter shall be referred to as the "plumbing code" of and for the city.

15.20.060 Section 710.1 Drainage of fixtures located below the next upstream manhole or below the main sewer level.

Section 710.1 of the California Plumbing Code shall be amended to read as follows:

Sewage backflow. Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, such fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch serving such fixtures. Plumbing fixtures having flood rim levels above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve.

SECTION 6. CHAPTER 15.26 2009 California Existing Building Code

A new chapter 15.26 is hereby added to the Municipal Code, to be entitled, "2009 Existing Building Code" to provide as follows:

15.26.010 Adoption of the 2009 Existing Building Code.

Subject to any additions, deletions and amendments that may exist in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled "Existing Building Code 2009 Edition," promulgated by the International Code Conference and referred to and by this reference expressly incorporated herein and made a part thereof as fully and for all intents and purposes as though set forth at length, and said California Historical Building Code is made a part of this code and the same shall be designated, known and referred to as the "existing building code" of and for the city.

15.26.020 Violation--Penalty.

No person shall violate any provisions, or fail to comply with any requirements of the Existing Building Code. Any person violating any provisions or failing to comply with any of the requirements of this code shall be guilty of a misdemeanor under the provisions of this code. Any person convicted of a misdemeanor under the provisions of this code shall be punishable by fine of not more than one thousand dollars, or by imprisonment in the city or county jail for a period of not exceeding six months, or by both such fine and imprisonment. Each person shall be guilty of a separate offense for each and every day and every day during any portion of which any violation of any provision of this code is committed, continued, or permitted by such person and shall be punishable accordingly.

SECTION 7. CHAPTER 15.30 2010 California Green Building Standards Code

A new chapter 15.30 is hereby added to the Municipal Code, to be entitled, "2010 California Green Building Standards Code" to provide as follows:

Section 15.30.010 – Adoption of Green Building Standards Code

Subject to any additions, deletions and amendments that may exist in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled "California Green Building Code 2010 Edition," and referred to and by this reference expressly incorporated herein and made a part thereof as fully and for all intents and purposes as though set forth at length, and said California Green Building Standards Code is made a part of this code and the same shall be designated, known and referred to as the "green building code" of and for the city.

15.30.020 Violation--Penalty.

No person shall violate any provisions, or fail to comply with any requirements of the green building standards code. Any person violating any provisions or failing to comply with any of the requirements of this code shall be guilty of a misdemeanor under the provisions of this code. Any person convicted of a misdemeanor under the provisions of this code shall be punishable by fine of not more than one thousand dollars, or by imprisonment in the city or county jail for a period of not exceeding six months, or by both such fine and imprisonment. Each person shall be guilty of a separate offense for each and every day and every day during any portion of which any violation of any provision of this code is committed, continued, or permitted by such person and shall be punishable accordingly.

15.30.030 Adoption of Los Angeles Regional Uniform Code Program Technical Amendments to the 2010 California Green Building Standards Code

The 2010 California Green Buildings Standards Code is hereby amended by adopting all of the Technical Amendments as published by the Los Angeles Regional Uniform Regional Code Program – International Code Council – Los Angeles Basin Chapter published August 26, 2010 except for the two amendments that would have authorized the addition of Sections 101.12 and 101.12.1 to the Green Building Standards Code which would have authorize a 10% increase in fee to be charged for processing green building projects.

SECTION 8. CHAPTER 15.34 2010 CALIFORNIA ENERGY CODE

A new chapter 15.34 is hereby added to the Municipal Code, to be entitled, "2010 California Energy Code" to provide as follows:

15.34.010 – Adoption of California Energy Code

Subject to any additions, deletions and amendments that may exist in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled "California Energy Code 2010 Edition," and referred to and by this reference expressly incorporated herein and made a part thereof as fully and for all intents and purposes as though set forth at length, and said California Historical Building Code is made a part of this code and the same shall be designated, known and referred to as the "energy code" of and for the city.

15.34.020 Violation--Penalty.

No person shall violate any provisions, or fail to comply with any requirements of the energy code. Any person violating any provisions or failing to comply with any of the requirements of this code shall be guilty of a misdemeanor under the provisions of this code. Any person convicted of a misdemeanor under the provisions of this code shall be punishable by fine of not more than one thousand dollars, or by imprisonment in the city or county jail for a period of not exceeding six months, or by both such fine and imprisonment. Each person shall be guilty of a separate offense for each and every day and every day during any portion of which any violation of any provision of this code is committed, continued, or permitted by such person and shall be punishable accordingly.

SECTION 9. CHAPTER 15.35 2010 CALIFORNIA REFERENCED STANDARDS CODE

A new chapter 15.35 is hereby added to the Municipal Code, to be entitled, "2010 California Referenced Standards Code" to provide as follows:

15.36.010 Adoption of the Referenced Standards Code

Subject to any additions, deletions and amendments that may exist in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled "California Referenced Standards Code 2010 Edition," promulgated by the International Code Conference and referred to and by this reference expressly incorporated herein and made a part thereof as fully and for all intents and purposes as though set forth at length, and said California Historical Building Code is made a part of this code and the same shall be designated, known and referred to as the "referenced standards" of and for the city.

15.36.020 Violation--Penalty.

No person shall violate any provisions, or fail to comply with any requirements of the Referenced Standards Code. Any person violating any provisions or failing to comply with any of the requirements of this code shall be guilty of a misdemeanor under the provisions of this code. Any person convicted of a misdemeanor under the provisions of this code shall be punishable by fine of not more than one thousand dollars, or by imprisonment in the city or county jail for a period of not exceeding six months, or by both such fine and imprisonment. Each person shall be guilty of a separate offense for each and every day and every day during any portion of which any violation of any provision of this code is committed, continued, or permitted by such person and shall be punishable accordingly.

SECTION 10. References in Documents and Continuing Legal Effect.

References to prior versions of any portion of the Building Standards Code, or of the Sierra Madre Municipal Code that are amended or renumbered in this Municipal Code, that are cited on notices issued by the City or other documents of ongoing or continuing legal effect, including resolutions adopting or imposing fees or charges, until converted, are deemed to be references to the new counterpart part of the Building Standards Code or amended Municipal Code sections for the purposes of notice and enforcement. The provisions adopted hereby shall not in any manner affect deposits, established fees or other matters of record which refer to, or are otherwise connected with, ordinances which are specifically designated by number, code section or otherwise, but such references shall be deemed to apply to the corresponding provisions set forth in the code sections adopted or amended hereby.

SECTION 11. Continuity. To the extent the provisions of this Ordinance are substantially the same as previous provisions of the Sierra Madre Municipal Code, these provisions shall be construed as continuations of those provisions and not as amendments of the earlier provisions.

SECTION 12. No Effect on Enforceability. The repeal of any sections of the Municipal Code, shall not affect or impair any act done, or right vested or approved, or any proceeding, suit or prosecution had or commenced in any cause before such repeal shall take effect; but every such act, vested right, proceeding, suit, or prosecution shall remain in full force and effect for all purposes as if the applicable provisions of the Municipal Code, or part thereof, had remained in force and effect. No offense committed and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the repeal or alteration of any applicable provision of the 2007 Code as amended, shall be discharged or affected by such repeal or alteration but prosecutions and suits for such offenses, liabilities, penalties or forfeitures shall be instituted and proceed in all respects as if the applicable provisions of the 2007 Code, as amended, had not been repealed or altered.

SECTION 13. Supplementary of Existing Law. The City Council intends this Ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this Ordinance shall be construed in light of that intent.

SECTION 14. Modifications to California Fire Code. All inconsistencies between the Building Standards Code as amended and adopted by this ordinance, and Part 9 of Title 24 the California Code of Regulations are changes, modifications, amendments, additions or deletions thereto authorized by California Health and Safety Code Sections 17858 and 17858.7.

SECTION 15. Severability. Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 16. Findings of Urgency. The Council finds that unless the City adopts this ordinance to take urgent action, effective January 1, 2011, the California Building Standards Codes will become effective in Sierra Madre without any Sierra Madre specific amendments applying to those codes. If that were to occur, Sierra Madre could be required to issue permits for construction that is not up to the city's seismic, sanitation, electrical, energy, safety standards, and there could be a gap in the law that would apply in the window between January 1, 2011 and the date that a permanent ordinance goes into in effect. Failure to mandate compliance with these important safety and public health standards could allow potentially unsafe buildings and living conditions. This urgency ordinance is necessary to immediately preserve the public peace, health, and safety.

SECTION 17. Effective Date. This Urgency Ordinance is adopted by 4/5 vote of the City Council and shall take effect immediately. Although the ordinance is immediately *in* effect, it does not immediately *cause* an effect. This is because the ordinance is intended to amend the 2010 Building Standards Codes when they become effective until January 1, 2011. No portion of this ordinance shall cause any effect until January 1, 2011.

SECTION 18. CEQA. This Ordinance has been determined to be exempt from the California Environmental Quality Act pursuant to State Guidelines §15061 (b) (3) as a project that has no potential for causing a significant effect on the environment, because any changes caused by this ordinance would be speculative, and do not have any significant impact on the environment.

SECTION 19. Publication. The City Clerk shall certify to the adoption of this ordinance and shall cause the same to be processed in the manner required by law.


SECTION 20. Certification. The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission.

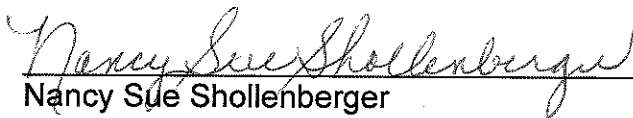
PASSED, APPROVED AND ADOPTED this 14th day of December, 2010 by the following roll call vote that meets the minimum 4/5 vote requirement:

AYES: Mayor, Joe Mosca, Mayor Pro Tem, John Buchanan, Council Members MaryAnn MacGillivray and Josh Moran

NOES: None

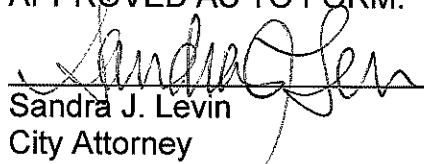
ABSENT: Council Member, Nancy Walsh


Joseph M. Mosca
Mayor



Nancy Sue Shollenberger
City Clerk

APPROVED AS TO FORM:



Sandra J. Levin
City Attorney

Exhibit 1

SIERRA MADRE BUILDING DEPARTMENT

2010 BUILDING CODE FINDINGS

This report contains the "Findings" to support this ordinance to amend the California Building Standards Code. Each of the proposed amendments to the non-administrative provisions of the building standards code are based on local climatic, geologic and topographical conditions and cause the new code to be more restrictive in nature than the underlying California Building Standards Code.

The amendments address the building problem(s), concern(s), and future direction(s), by which the City can establish and maintain an environment which will afford an adequate level of building and life safety protection to its citizens and guests.

Section 1 of this Exhibit sets forth the various finding.

Section 2 of this Exhibit explains which findings apply to which amendments.

Section 1. General Findings

The following findings apply in the City of Sierra Madre, and explain why the changes to the Building Standards Code are necessary because of climatic, geological and/or topographical condition is in the city.

A. Climatic Conditions

1. Normal rainfall averages 15 inches annually. During the summer and fall months, temperatures average approximately 85 degrees and can exceed 100 degrees for a period of days. Dry winds remove the moisture from vegetation. During late summer and fall, winds can move a fire quickly across the foothills or through residential areas of Sierra Madre. Winter rains often cause floods and the threat of damage due to water runoff.

B. Geologic Conditions

1. The beautiful mountains that border the north of Sierra Madre create a unique hazard. The foothills have become prime sites for residential development because of their scenic beauty. The steep, narrow canyons create narrow winding roads that lengthen response time of emergency vehicles due to the increase in grade. Also, due to the hills and mountainous terrain, it is difficult to ensure proper fence and wall heights and footing depths without requiring inspections and permits.
2. The city is a densely populated area having buildings and structures over and near major fault systems capable of producing major earthquakes. Thus there are proposed modifications to emphasize designs with seismic-force-resisting elements.

C. Topographic Conditions

1. The topographic element of this report is associated closely with the geologic element noted above. While the geologic features create the topographic conditions, the areas of findings in this Section are, for the most part, a result of the construction and design of Sierra Madre.
2. Sierra Madre has areas that are in high fire hazard zones. As stated above, due to topography, access to structures in these fire hazard zones increases response time and delays fire suppression efforts. Extended

response times allow fires to grow beyond the control of initial attack resources. Additionally, large structure fires in the hillside areas have a greater likelihood of starting wild land fires, which exposes additional structures to fire.

- 3. Clarification of the design parameters for projects subject to the Building Code is necessary to assure that appropriate development is constructed in accordance with the scope and objectives of the International Building Code, as applied in the city of Sierra Madre.

D. Administrative

- 1. These amendments are necessary for administrative clarification and do not modify any building standards. They establish standards to effectively enforce building standards and therefore need to be incorporated into the code to assure that new building and structures and additions or alteration to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Standards Code.

Section 2 – Which Findings Apply to Which Amendments

The following amendments to the 2010 Edition of the California Building Standards Code are found reasonably necessary based on the climatic, geologic and/or topographic conditions cited in Section 1 of this Exhibit:

California Building Code Sections Findings	Applicable
Chapter 7	A-1, B-1, C-2
202, 3403	C-3
109.4	D-1
105.2	B-1, D-1
Section 903 (903.2.1.1; 903.2.1.2; 903.2.1.3; 903.2.1.4; 903.2.1.5; 903.2.2; 903.2.3; 903.2.4; 903.2.5; 903.2.5.1; 903.2.6; 903.2.7; 903.2.8; 903.2.9; 903.2.9.1; 903.2.9.2; 903.2.10; 9; 903.2.10.1)	A-1, B-1, C-2
Section 1505 (1505.1; 1505.1.1; 1505.1.2; 1505.1.3; 1505.1.4; 1505.2)	A-1; B-1; C-1; C-2
Technical Amendments 1	A-1, B-1, B-2, C-1, C-2, D-
California Residential Code Findings	Applicable
R105.2	B-1, D-1
R108.6	D-1
R313.1	A-1, B-1, C-2
R313.2	A-1, B-1, C-2
R313.3.1.1 exception 4	A-1, B-1, C-2
R313.3.3.5	A-1, B-1, C-2
Technical Amendments 1	A-1, B-1, B-2, C-1, C-2, D-
California Mechanical Code	Applicable Findings
110.0	D-1
2010 California Electrical Code	Applicable Findings
Annex H	D-1
2010 California Plumbing Code	Applicable Findings

710.1	B-1, C-1, D-1
2009 Existing Building Code	Applicable Findings
SMMC 15.26.020	D-1
2010 California Green Building Code	Applicable Findings
SMMC 15.30.020	D-1
Technical Amendments 1	A-1, B-1, B-2, C-1, C-2, D-
2010 California Energy Code	Applicable Findings
SMMC 15.34.020	D-1
2010 California Referenced Standards Code	Applicable Findings
SMMC 15.36.020	D-1

ORDINANCE NO 1315

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE ADOPTING BY REFERENCE, PURSUANT TO GOVERNMENT CODE SECTION 50022.2, THE 2010 CALIFORNIA CODE OF REGULATIONS, TITLE 24 - THE 2010 CALIFORNIA BUILDING STANDARDS CODE WITH CERTAIN EXCEPTIONS, MODIFICATIONS AND ADDITIONS AND AMENDING THE SIERRA MADRE MUNICIPAL CODE

WHEREAS, the City Council of the City of Sierra Madre does hereby find that there is a need to enforce the most current editions of the California Building Standards Code, with local amendments thereof, as recited herein for regulating and controlling the design, erection, construction, enlargement, installation, alteration, repair, relocation, removal, use and occupancy, demolition, conversion, height and area, location and maintenance, and quality of materials of all buildings and structures and plumbing, mechanical, electrical and fire suppression systems and certain equipments within the City;

WHEREAS, pursuant to sections 17922, 17958, 17958.5 and 17958.7 of the California Health & Safety Code, the City may adopt the provisions of the Uniform Building, Plumbing, Mechanical and Electric Codes, with certain amendments to the provisions of the codes which are reasonably necessary to protect the health, wealth and safety of citizens of Sierra Madre because of local climatic, geological and topographical conditions;

WHEREAS, on October 26, 2010 the City Council of the City of Sierra Madre made the factual findings outlined in Exhibit 1 attached hereto relating to the amendments to the uniform codes recited herein in accordance with Health & Safety Code section 18941.5;

WHEREAS, in addition to the findings outlined in Exhibit 1, the City Council does hereby find that areas within the City are hazardous fire areas that have only limited fire suppression forces and facilities available for the protection of life and property;

WHEREAS, the City Council does hereby further find that the southern California region, which includes the City, is within a very active seismic area and local soil conditions can be highly expansive and subject to local topographic considerations including extensive hillside construction that is prone to erosion;

WHEREAS, the City Council does hereby further find that in accordance with section 15061(b)(3) of the California Code of Regulations, the adoption of local amendments to the California Building Standards Code, and amending the Sierra Madre Municipal Code are exempt from the provisions of the California Environmental Quality Act.

THE CITY COUNCIL OF THE CITY OF SIERRA MADRE DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 15.04 – Building Code, sections 15.04.010, , 15.04.100, 15.04.110, 15.04.115 and 15.04.120 of the Sierra Madre Municipal Code - are amended as follows:

15.04.010 Adoption of the 2010 California Building Code.

Subject to the additions, deletions and amendments specified in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled 2010 California Building Code based on the "International Building Code 2009 edition," promulgated by the International Code Council of Whittier, California and referred to and by this reference expressly incorporated herein and made part hereof as fully and for all intents and purposes as though set forth at length, and said 2010 California International Building Code is made part of this code and the same shall be designated, known and referred to as the "building code" of and for the city.

15.04.090 Amendment – Section 109.3 Fees

Section 109.3 of the California Building Code is amended to add the following:

Value or valuation of a building shall be the estimated cost to replace the building and structure in kind, based on current replacement costs, as determined by the City of Sierra Madre adopted valuation and fee schedule.

15.04.100 Amendment – Section 202 – Additions, alterations or repairs

Section 202 of the California Building Code is amended to provide the phrase "additions, alterations and repairs" as used in such section, and all subsections thereof, shall not be construed to apply to the remodeling of an existing building to provide new facades or other aesthetic embellishments or accouterments which do not modify the structural support or members of such building.

15.05.110 Amendment – Section 109.4 Work commencing before permit Issuance

Section 109.4 of the California Building Code is amended to include the following:

-
Where the work for which permit is required by this code is started or proceeded prior to obtaining said permit, the building permit fee shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any penalties prescribed herein.

15.04.117 Amendment - Section 105.2 Work Exempt from Permits

Section 105.2 of the California Building Code is amended to provide the phrase:

"All walls, retaining walls and fences regardless of type or height shall require building permits."

15.04.118 Amendment – Section 903 Automatic Fire Sprinklers

Section 903 Automatic Sprinkler Systems

Section 903.2.1.1 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group 1 occupancies in accordance with Code section 15.24.120.

Section 903.2.1.2 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies in accordance with Code section 15.24.120.

Section 903.2.1.3 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies in accordance with Code section 15.24.120.

Section 903.2.1.4 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies in accordance with Code section 15.24.120.

Section 903.2.1.5 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.1.5 Group A-5. An automatic sprinkler system shall be provided for Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes, and other accessory use areas in accordance with Code section 15.24.120.

Section 903.2.2 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.2 Group B. An automatic sprinkler system shall be provided throughout all buildings containing Group B occupancy in accordance with Code section 15.24.120.

Section 903.2.3 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.3 Group E. Except as provided for in Sections 903.2 .2 .1 for a new public school campus and 907.2 .3.6.1 (fire alarm and detection) for modernization of an existing public school campus building(s), an automatic sprinkler system shall be provided for Group E occupancies in accordance with Code section 15.24.120.

Section 903.2.4 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy in accordance with Code section 15.24.120.

Section 903.2.5 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.5 Group H. Automatic sprinkler systems shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.

903.2.5.1 General, An automatic sprinkler system shall be installed in Group H occupancies- in accordance with Code section 15.24.120.

Section 903.2.6 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I in accordance with Code section 15.24.120.

Section 903.2.7 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy in accordance with Code section 15.24.120.

Section 903.2.8 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R in accordance with Code section 15.24.110.

Section 903.2.9 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 in accordance with Code section 15.24.120.

Section 903.2.9.1 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the California Building Code.

Section 903.2.9.2 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.9.2 Bulk storage of tires. Buildings and structures with an area for the storage of shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Section 903.2.10 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.4 of the California Building Code or where located beneath other groups.

Section 903.2.10.1 is amended to read as follows due to local topographical, geographic and climatic conditions as identified in the 2010 Fire Code Findings of Fact as filed with the California Building Standards Commission:

903.2.10.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses.

15.04.120 Adoption of Los Angeles Regional Code Program – Los Angeles Basin Chapter 2010 Technical Amendments

The 2010 California Building Code is hereby amended by adopting the Technical Amendments as published by the Los Angeles Regional Uniform Regional Code Program – International Code Council – Los Angeles Basin Chapter published August 26, 2010 (Exhibit 2)

SECTION 2. CHAPTER 15.05 2010 California Residential Code

CHAPTER 15.05 2010 California Residential Code is amended in the following Sections:

15.05.10 Adoption of the 2010 California Residential Code

Subject to the additions, deletions and amendments specified in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled 2010 California Residential Code based on the "International Residential Code 2009 edition," promulgated by the International Code Council of Whittier, California and referred to and by this reference expressly incorporated herein and made part hereof as fully and for all intents and purposes as though set forth at length, and said 2010 California Residential Code is made part of this code and the same shall be designated, known and referred to as the "residential code" of and for the city,

15.05.117 Amendment - Section R105.2 Work Exempt from Permits

Section R105.2 of the California Residential Code is amended to provide the phrase:

"All walls, retaining walls and fences regardless of type or height shall require building permits."

15.05.110 Amendment - Section R108.6 Work commencing before permit issuance

Section R108.3 of the California Residential Code is amended to include the following:

Where the work for which permit is required by this code is started or proceeded prior to obtaining said permit, the building permit fee shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any penalties prescribed herein.

15.05.118 Amendment - Townhouse automatic fire sprinkler systems

Section R313.1 Townhouse automatic fire sprinkler systems is amended to include the following:

"in accordance with Sierra Madre Municipal code section 15.24.110."

15.05.119 Amendment - One and two family dwellings automatic fire systems

Section R313.2 One- and two-family dwellings automatic fire system is amended to include the following:

"in accordance with Sierra Madre Municipal code section 15.24.110."

15.05.122 Amendment – Required sprinkler locations, exception 4

Section R313.3.1.1 exception 4 is amended to read as follows:

"Detached garages and carports in accordance with Sierra Madre Municipal code section 15.24.110."

15.05.124 Water flow detector alarm

Section R313.3.3.5 Water flow detector alarm - is added to the Residential Code with the following:

Water flow detector alarm.

"The flow of one sprinkler shall activate a water flow detector alarm that shall be audible on the exterior of the building."

15.05.120 Adoption of Los Angeles Regional Uniform Code Program Technical amendments to the 2010 California Residential Code

The 2010 California Residential Code is hereby amended by adopting the Technical Amendments as published by the Los Angeles Regional Uniform Regional Code Program – International Code Council – Los Angeles Basin Chapter published August 26, 2010 (Exhibit 2)

SECTION 3. CHAPTER 15.08 – 2010 California Mechanical Code

2010 California Mechanical Code, – is amended as follows:

15.08.010 Adoption of the California Mechanical Code.

The 2010 California Mechanical Code which is based on the Uniform Mechanical Code, 2009 Edition," published by the International Association of Plumbing and Mechanical Officials Code Council is adopted by reference, together with all indexes and appendixes therefore, except as herein amended in this chapter. This chapter shall be designated, as known and referred to as the "mechanical code" of and for the city

15.08.020 Amendment – Section 110.0 Violation

Section 110.0 of the Mechanical code is amended to include the phrase:

"In addition to the penalties herein above provided, any condition caused or permitted to exist in violation of any of the provisions of this code shall be deemed a public nuisance and may be abated in the manner provided by law as such. Every day such condition continues shall be regarded as a new separate offense."

SECTION 4. CHAPTER 15.16 – California Electrical Code

California Electrical Code, section 15.16.010 of the Sierra Madre Municipal Code – is amended as follows:

15.16.010 Adoption of the 2007 California Electrical Code.

Subject to the additions, deletions, and amendments specified in this chapter, the rules regulations, provisions and conditions set forth in those certain codes entitled, 2010 California Electrical Code which is based "National Electrical Code, 2008 Edition," therein contained, published by the National Fire Protection Association is adopted by reference, together with all indexes and appendixes therefore, except as herein amended in this chapter. This chapter shall be designated, as known and referred to as the "electrical code" of and for the city.

15.16.015 Amendment - Annex H: Administration Section 80.27 Inspectors Qualifications

Section 80.27 of the California Electrical Code is amended to provide the phrase "The Building Official is exempt from requiring certification as an electrical inspector."

SECTION 5. CHAPTER 15.20 – California Plumbing Code

Chapter 15.20.10 Adoption of the California Plumbing Code and Appendixes

The 2010 California Plumbing Code which is based on The Uniform International Plumbing Code, 2009 Edition, is adopted. That certain document "International Plumbing Code, 2010 Edition," published by Association of Plumbing and Mechanical Officials the International Code Council is adopted by reference, together with all indexes and appendixes thereof and therefore, except as herein amended in this chapter. This chapter shall be referred to as the "plumbing code" of and for the city.

15.20.060 Drainage of fixtures located below the next upstream manhole or below the main sewer level.

Section 710.1 of the California Plumbing Code shall be amended to read as follows:

Sewage backflow. Where the flood level rims of plumbing fixtures are below the elevation of the manhole cover of the next upstream manhole in the public sewer, such fixtures shall be protected by a backwater valve installed in the building drain, branch of the building drain or horizontal branch serving such fixtures. Plumbing fixtures having flood rim levels above the elevation of the manhole cover of the next upstream manhole in the public sewer shall not discharge through a backwater valve.

SECTION 6. CHAPTER 15.22 Historical Building Code

15.22.010 Adoption of the 2010 California Historical Building Code

15.22.010 Adoption of the California Historical Building Code.
Subject to any additions, deletions and amendments that may exist in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled "California Historical Building Code 2010 Edition," promulgated by the International Conference of Building Officials of Whittier, California and referred to and by this reference expressly incorporated herein and made a part thereof as fully and for all intents and purposes as though set forth at length, and said California Historical Building Code is made a part of this code and the same shall be designated, known and referred to as the "historical building code" of and for the city.

15.22.020 Violation-Penalty.

No person shall violate any provisions, or fail to comply with any requirements of the historical building code. Any person violating any provisions or failing to comply with any of the requirements of this code shall be guilty of a misdemeanor under the provisions of this code. Any person convicted of a misdemeanor under the provisions of this code shall be punishable by fine of not more than one thousand dollars, or by imprisonment in the city or county jail for a period of not exceeding six months, or by both such fine and imprisonment. Each person shall be guilty of a separate offense for each and every day and every day during any portion of which any violation of any provision of this code is committed, continued, or permitted by such person and shall be punishable accordingly.

SECTION 7. CHAPTER 15.26 2010 California Existing Building code**15.26.010 Adoption of the 2010 California Existing Building Code.**

Subject to any additions, deletions and amendments that may exist in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled "California Existing Building Code 2010 Edition," promulgated by the International Conference of Building Officials of Whittier, California and referred to and by this reference expressly incorporated herein and made a part thereof as fully and for all intents and purposes as though set forth at length, and said California Historical Building Code is made a part of this code and the same shall be designated, known and referred to as the "existing building code" of and for the city.

15.22.020 Violation--Penalty.

No person shall violate any provisions, or fail to comply with any requirements of the historical building code. Any person violating any provisions or failing to comply with any of the requirements of this code shall be guilty of a misdemeanor under the provisions of this code. Any person convicted of a misdemeanor under the provisions of this code shall be punishable by fine of not more than one thousand dollars, or by imprisonment in the city or county jail for a period of not exceeding six months, or by both such fine and imprisonment. Each person shall be guilty of a separate offense for each and every day and every day during any portion of which any violation of any provision of this code is committed, continued, or permitted by such person and shall be punishable accordingly.

SECTION 8. CHAPTER 15.30 2010 California Green Building Standards Code**Section 15.30.010 – Adoption of Green Building Standards Code**

Subject to any additions, deletions and amendments that may exist in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled "California Green Building Code 2010 Edition," promulgated by the International Conference of Building Officials of Whittier, California and referred to and by this reference expressly incorporated herein and made a part thereof as fully and for all intents and purposes as though set forth at length, and said California Historical Building Code is made a part of this code and the same shall be designated, known and referred to as the "green building code" of and for the city.

15.30.020 Violation--Penalty.

No person shall violate any provisions, or fail to comply with any requirements of the historical building code. Any person violating any provisions or failing to comply with any of the requirements of this code shall be guilty of a misdemeanor under the provisions of this code. Any person convicted of a misdemeanor under the provisions of this code shall be punishable by fine of not more than one thousand dollars, or by imprisonment in the city or county jail for a

period of not exceeding six months, or by both such fine and imprisonment. Each person shall be guilty of a separate offense for each and every day and every day during any portion of which any violation of any provision of this code is committed, continued, or permitted by such person and shall be punishable accordingly.

15.30.120 Adoption of Los Angeles Regional Uniform Code Program Technical Amendments to the 2010 California Green Building Standards Code

The 2010 California Green Buildings Standards Code is hereby amended by adopting the Technical Amendments as published by the Los Angeles Regional Uniform Regional Code Program – International Code Council – Los Angeles Basin Chapter published August 26, 2010 (Exhibit 2)

SECTION 9. CHAPTER 15.34 2010 CALIFORNIA ENERGY CODE

15.34.010 – Adoption of California Energy Code

Subject to any additions, deletions and amendments that may exist in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled "California Energy Code 2010 Edition," promulgated by the International Conference of Building Officials of Whittier, California and referred to and by this reference expressly incorporated herein and made a part thereof as fully and for all intents and purposes as though set forth at length, and said California Historical Building Code is made a part of this code and the same shall be designated, known and referred to as the "energy code" of and for the city.

15.34.020 Violation--Penalty.

No person shall violate any provisions, or fail to comply with any requirements of the historical building code. Any person violating any provisions or failing to comply with any of the requirements of this code shall be guilty of a misdemeanor under the provisions of this code. Any person convicted of a misdemeanor under the provisions of this code shall be punishable by fine of not more than one thousand dollars, or by imprisonment in the city or county jail for a period of not exceeding six months, or by both such fine and imprisonment. Each person shall be guilty of a separate offense for each and every day and every day during any portion of which any violation of any provision of this code is committed, continued, or permitted by such person and shall be punishable accordingly.

SECTION 10. CHAPTER 15.36 2010 California Referenced Standards Code

15.36.010 Adoption of the Referenced Standards Code

Subject to any additions, deletions and amendments that may exist in this chapter, the rules, regulations, provisions and conditions set forth in that certain code entitled "California Referenced Standards Code 2010 Edition," promulgated by the International Conference of Building Officials of Whittier, California and referred to and by this reference expressly incorporated herein and made a part thereof as fully and for all intents and purposes as though set forth at length, and said California Historical Building Code is made a part of this code and the same shall be designated, known and referred to as the "referenced standards" of and for the city.

15.36.020 Violation--Penalty.

No person shall violate any provisions, or fail to comply with any requirements of the historical building code. Any person violating any provisions or failing to comply with any of the requirements of this code shall be guilty of a misdemeanor under the provisions of this code. Any person convicted of a

misdeemeanor under the provisions of this code shall be punishable by fine of not more than one thousand dollars, or by imprisonment in the city or county jail for a period of not exceeding six months, or by both such fine and imprisonment. Each person shall be guilty of a separate offense for each and every day and every day during any portion of which any violation of any provision of this code is committed, continued, or permitted by such person and shall be punishable accordingly.

SECTION 11. The City Council hereby makes each finding of reasonable necessity for modifications, as stated separately for each such modification, as outlined in Exhibit 1 and 2 attached hereto and by this reference fully incorporated herein. These modifications to the California Building Standards Code, incorporating the international codes are reasonably necessary due to the local climate, characterized by hot, dry summers and the high potential for seismic activity which make structures particularly vulnerable to rapidly spreading fires and structural damage.

SECTION 12. Severability. Should any section, subsection, clause, or provision of this Ordinance for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance; it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

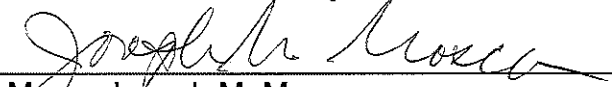
SECTION 13. This Ordinance shall take effect thirty days following its adoption as provided by Government Code Section 36937.

SECTION 14. This Ordinance has been determined to be exempt from the California Environmental Quality Act pursuant to State Guidelines §15061 (b) (3) as a project that has no potential for causing a significant effect on the environment.

SECTION 15. The City Clerk shall certify to the adoption of this ordinance and shall cause the same to be processed in the manner required by law.

SECTION 16. The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission.

PASSED, APPROVED AND ADOPTED this 9th day of November, 2010

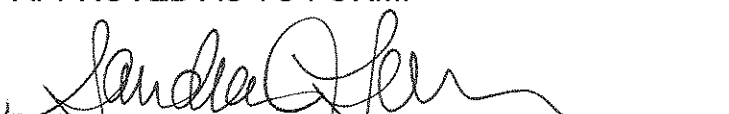


Mayor Joseph M. Mosca



City Clerk, Nancy Sue Shollenberger

APPROVED AS TO FORM:



City Attorney Sandra J. Levin

EXHIBIT 1

<u>Amendment</u>	<u>Finding</u>
Section 105.2 of the International Building Code (See § 15.04.090 of the SM Municipal Code)	Local geological, climatic and topographical conditions exist within the boundaries of the City including, but not limited to substantial residential development, hillside construction, and dense vegetation and landscaping which create specific building and safety challenges which requires inspections on all walls and fences to insure proper height, setback and construction.
Section 109 of the International Building Code (See § 15.04.110 of the SM Municipal Code)	Local geological, climatic and topographical conditions exist within the boundaries of the City including, but not limited to substantial residential development, hillside construction, and dense vegetation and landscaping which create specific costs in reviewing certain projects. Clarification of the fees associated with review of development applications and inspections is necessary to assure that the fees imposed do not exceed the actual cost to the City and are in harmony with the building code.
Section 202 of the International Building Code (See § 15.04.100 A of the SM Municipal Code)	Local geological, climatic and topographical conditions exist within the boundaries of the City including, but not limited to substantial residential development, hillside construction, and dense vegetation and landscaping. Clarification of the design parameters for projects subject to the Building Code is necessary to assure that appropriate development is constructed in accordance with the scope and objectives of the International Building Code
Section 903 of the International Building Code (See § 15.04.100 B of the SM Municipal Code)	Local geological, climatic and topographical conditions exist within the boundaries of the City including, but not limited to substantial residential development, hillside construction, and dense vegetation and landscaping which creates a specific fire hazard. Clarification of the design parameters for projects subject to the Building Code, and the installation of smoke detectors, is necessary to assure that appropriate development is constructed in accordance with the scope and objectives of the International Building Code.
Section R105.2.3 of the International Residential Code (See § 15.20.030 of the SM Municipal Code)	Local geological, climatic and topographical conditions exist within the boundaries of the City including, but not limited to substantial residential development, hillside construction, and dense vegetation and landscaping which create specific building and safety challenges which requires inspections on all walls and fences to insure proper height, setback and construction.
Section R108.3 of the International Residential Code (See § 15.20.060 of the SM Municipal Code)	Local geological, climatic and topographical conditions exist within the boundaries of the City including, but not limited to substantial residential development, hillside construction, and dense vegetation and landscaping which create specific costs in reviewing certain projects. Clarification of the fees associated with review of development applications and inspections is necessary to assure that the fees imposed do not exceed the actual cost to the City and are in harmony with the building code.
Section R313 of the International Residential Code (See § 15.20.070 of the SM Municipal Code)	Local geological, climatic and topographical conditions exist within the boundaries of the City including, but not limited to substantial residential development, hillside construction, and dense vegetation and landscaping which creates a specific fire hazard. Clarification of the design parameters for projects subject to the

	Building Code, and the installation of smoke detectors, is necessary to assure that appropriate development is constructed in accordance with the scope and objectives of the International Building Code.
Section 713 of the International Plumbing Code (See § 15.20.070 of the SM Municipal Code)	Local geological, climatic and topographical conditions exist within the boundaries of the City including, but not limited to substantial residential development, hillside construction, and dense vegetation and landscaping which create a specific obstacles in providing an efficient sewage system. Clarification of the sewage requirements is necessary to assure that the City improve the sewage system in accordance with the scope and objectives of the International Plumbing Code.

EXHIBIT 2

Los Angeles Regional Uniform Code Program – Proposed Technical Amendments to the 2010 California Building Code, 2010 California Residential Code and 2010 California Green Building Standards Code

ATTACHED

SIERRA MADRE BUILDING DEPARTMENT

2010 BUILDING CODE FINDINGS

This report contains the “Findings” to support this ordinance to amend the California Building Standards Code. Each of the proposed amendments to the non-administrative provisions of the building standards code are based on local climatic, geologic and topographical conditions and cause the new code to be more restrictive in nature than the underlying California Building Standards Code.

The amendments address the building problem(s), concern(s), and future direction(s), by which the City can establish and maintain an environment which will afford an adequate level of building and life safety protection to its citizens and guests.

Section 1 of this Exhibit sets forth the various finding.

Section 2 of this Exhibit explains which findings apply to which amendments.

Section 1. General Findings

The following findings apply in the City of Sierra Madre, and explain why the changes to the Building Standards Code are necessary because of climatic, geological and/or topographical condition is in the city.

A. Climatic Conditions

1. Normal rainfall averages 15 inches annually. During the summer and fall months, temperatures average approximately 85 degrees and can exceed 100 degrees for a period of days. Dry winds remove the moisture from vegetation. During late summer and fall, winds can move a fire quickly across the foothills or through residential areas of Sierra Madre. Winter rains often cause floods and the threat of damage due to water runoff.

B. Geologic Conditions

1. The beautiful mountains that border the north of Sierra Madre create a unique hazard. The foothills have become prime sites for residential development because of their scenic beauty. The steep, narrow canyons create narrow winding roads that lengthen response time of emergency vehicles due to the increase in grade. Also, due to the hills and mountainous terrain, it is difficult to ensure proper fence and wall heights and footing depths without requiring inspections and permits.
2. The city is a densely populated area having buildings and structures over and near major fault systems capable of producing major earthquakes. Thus there are proposed modifications to emphasize designs with seismic-force-resisting elements.

C. Topographic Conditions

1. The topographic element of this report is associated closely with the geologic element noted above. While the geologic features create the topographic conditions, the areas of findings in this Section are, for the most part, a result of the construction and design of Sierra Madre.
2. Sierra Madre has areas that are in high fire hazard zones. As stated above, due to topography, access to structures in these fire hazard zones increases response time and delays fire suppression efforts. Extended response times allow fires to grow beyond the control of initial attack resources. Additionally, large structure fires in the hillside areas have a greater likelihood of starting wild land fires, which exposes additional structures to fire.
3. Clarification of the design parameters for projects subject to the Building Code is necessary to assure that appropriate development is constructed in accordance with the scope and objectives of the International Building Code, as applied in the city of Sierra Madre.

D. Administrative

1. These amendments are necessary for administrative clarification and do not modify any building standards. They establish standards to effectively enforce building standards and therefore need to be incorporated into the code to assure that new building and structures and additions or alteration to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Building Standards Code.

Section 2 – Which Findings Apply to Which Amendments

The following amendments to the 2010 Edition of the California Building Standards Code are found reasonably necessary based on the climatic, geologic and/or topographic conditions cited in Section 1 of this Exhibit:

California Building Code Sections	Applicable Findings
Chapter 7	A-1, B-1, C-2
202, 3403	C-3
109.4	D-1
105.2	B-1, D-1
Section 903 (903.2.1.1; 903.2.1.2; 903.2.1.3; 903.2.1.4; 903.2.1.5; 903.2.2; 903.2.3; 903.2.4; 903.2.5; 903.2.5.1; 903.2.6; 903.2.7; 903.2.8; 903.2.9; 903.2.9.1; 903.2.9.2; 903.2.10; 9; 903.2.10.1)	A-1, B-1, C-2
Section 1505 (1505.1; 1505.1.1; 1505.1.2; 1505.1.3; 1505.1.4; 1505.2)	A-1; B-1; C-1; C-2

Technical Amendments	A-1, B-1, B-2, C-1, C-2, D-1
California Residential Code	Applicable Findings
R105.2	B-1, D-1
R108.6	D-1
R313.1	A-1, B-1, C-2
R313.2	A-1, B-1, C-2
R313.3.1.1 exception 4	A-1, B-1, C-2
R313.3.3.5	A-1, B-1, C-2
Technical Amendments	A-1, B-1, B-2, C-1, C-2, D-1
California Mechanical Code	Applicable Findings
110.0	D-1
2010 California Electrical Code	Applicable Findings
Annex H	D-1
2010 California Plumbing Code	Applicable Findings
710.1	B-1, C-1, D-1
2009 Existing Building Code	Applicable Findings
SMMC 15.26.020	D-1
2010 California Green Building Code	Applicable Findings
SMMC 15.30.020	D-1
Technical Amendments	A-1, B-1, B-2, C-1, C-2, D-1
2010 California Energy Code	Applicable Findings
SMMC 15.34.020	D-1
2010 California Referenced Standards Code	Applicable Findings
SMMC 15.36.020	D-1

SIERRA MADRE FIRE DEPARTMENT

2010 FIRE CODE FINDINGS

Pursuant to Section 13869.7 of the California Health and Safety Code, the report contained herein shall be the “Findings” document to support City of Sierra Madre Ordinance No. 1314. Under this adopting ordinance, specific amendments have been established which are more restrictive in nature than those sections adopted by the State of California (State Building Standards Code, and State Housing and Community Development Code) commonly referred to as Title 24 and Title 25 of the California Administrative Code.

The amendments to the 2010 California Fire Code and 2009 International Fire Code have been recognized by the City of Sierra Madre. The amendments address the fire problem(s), concern(s), and future direction(s), by which the City can establish and maintain an environment which will afford an adequate level of fire and life safety protection to its citizens and guests.

Under the provisions of Section 13869.7 of the Health and Safety Code, local amendments shall be based on climatic, geographical, or topographical conditions. The “Findings” contained herein shall address each of these situations and shall present the local situation, which, either singularly, or in combination, cause the established amendments to be adopted.

SIERRA MADRE COMMUNITY PROFILE

The City of Sierra Madre was established in 1881. Sierra Madre encompasses an area of approximately 3.2 square miles at an elevation ranging from 700 to 800 feet above sea level. The residential population is approximately 10,800. The physical location of Sierra Madre is bordered by the city of Pasadena to the west, Arcadia to the south and east and the Angeles National Forest to the north.

The majority of Sierra Madre is residential housing, with a number of small businesses and light industrial, as well as four elementary schools, a high school and six churches.

Based on this profile of Sierra Madre, the Sierra Madre Volunteer Fire Department established certain requirements to increase the level of fire safety to the citizens and guests of Sierra Madre, as well as the buildings within its boundaries. The following points were established as factors, which caused concern to the Sierra Madre Volunteer Fire Department, and are herein established and submitted as it’s “Findings:”

1. CLIMATIC

Normal rainfall averages 15 inches annually. During the summer and fall months, temperatures average approximately 85 degrees and can exceed 100 degrees for a period of days. Dry winds remove the moisture from vegetation. During late summer and fall, winds can move a fire quickly across the foothills or through residential areas of Sierra Madre.

Because of periods of high temperatures, accompanied by low humidity and high winds each year. These conditions create an environment in which the Fire Department

commits the majority of its fire fighting resources to the control and extinguishment of wildland fires. During such periods, the limited available firefighting resources may have great difficulty in controlling fires in structures with wood roofs and structures not having built-in fire protection

2. GEOGRAPHIC

The mountains that border the north of Sierra Madre create a beautiful backdrop, and at the same time, create a unique hazard. As one approaches the mountains, the elevation increases, and this lengthens the response time of emergency vehicles due to the increase in grade. Additionally, the steep, narrow canyons create narrow winding roads that also lengthen response times. The foothills have become prime sites for residential development because of their scenic beauty. These same scenic hills create barriers for accessibility by fire suppression forces.

The geographic layout of Sierra Madre's hillside areas creates hazardous conditions should a storm cause trees to fall and block roadways within Sierra Madre, again making accessibility difficult until properly cleared. These conditions have occurred in the past and have the potential to happen again.

During a fire, fire engines need to utilize the water from the many fire hydrants found in the canyons along these narrow roads. While using these hydrants, the access on the road is severely restricted. These conditions have occurred in the past and have the potential to happen again. This potential problem can be partially mitigated by requiring new roads to have additional width to the roadway in the vicinity of fire hydrants.

Sierra Madre has within its boundaries active seismic hazards with respect to the San Andreas and Sierra Madre faults. While systems have been developed to study and monitor the activity of earthquakes, science has not yet been able to predict with reliability the potential for activity on these or on any other active fault.

While minor seismic activity within Sierra Madre occurs yearly without damage, the potential for severe damage does exist with these active faults, particularly with the Sierra Madre fault, which traverses the City.

The potential for earthquakes influences fire protection planning. A major seismic event would create a community-wide demand on fire protection services, which would be beyond the response capability of the Fire Department. This potential problem can be partially mitigated by requiring initial fire control through the installation of automatic fire protection systems.

Although the water system in Sierra Madre is rated Class 4 by the Insurance Services Offices, with the above noted hazard, it is possible that major fire flow requirements could be disrupted and automatic fire suppression systems requiring much less water would be the only means of extinguishment.

3. TOPOGRAPHIC

The topographic element of this report is associated closely with the geographic element noted above. While the geographic features create the topographic conditions, the areas of findings in this Section are, for the most part, a result of the construction and design of Sierra Madre.

Sierra Madre has areas that are in high fire hazard zones. As stated above, due to topography, access to structures in these fire hazard zones increases response time and delays fire suppression efforts. Extended response times allow fires to grow beyond the control of initial attack resources. Additionally, large structure fires in the hillside areas have a greater likelihood of starting wildland fires, which exposes additional structures to fire.

The value of the land in Sierra Madre is near the top in the County and maximum usage of the land is important to investors and developers. The multi-residential zones located within Sierra Madre encourage developers to seek maximum return on their investment. The most effective method of achieving this is to allow maximum density. This creates buildings that provide minimum required clearances between structures and maximum allowable height. This results in “barriers” that hinder fire-fighting operations, and restrict the movement of emergency personnel and equipment in the vicinity of the structure.

STATEMENT OF THE PROBLEM

The Fire Department is charged with the task of providing a reasonable degree of fire and life safety in Sierra Madre with minimum budget and staffing levels.

The City of Sierra Madre places a high value on protection of human life against hazards of fire. While smoke detectors are intended to give an early warning that allow occupants to escape or defend themselves from the hazard of fire, automatic sprinklers are meant to control or extinguish a developing fire to enable occupants to better escape. Sprinkler systems have been found to be highly effective systems for the protection of human life and should be used whenever feasible.

The water supply in Sierra Madre makes extensive use of automatic sprinkler systems feasible. Most of the City is ideally located below the 6 reservoirs, which supply the gravity flow water system with storage capacity in excess of 6 million gallons. Many of our fire service installations maintain static pressures in excess of 80 pounds per square inch. The City of Sierra Madre water distribution system is the major contributing factor toward the fire suppression capabilities of the Sierra Madre Volunteer Fire Department. There are jurisdictions within the State, which have difficulty providing required water flows for automatic fire sprinkler systems, making the operation of such sprinkler systems less feasible than in the City of Sierra Madre.

The City of Sierra Madre is also subject to certain dangers, making the use of automatic sprinkler systems a more significant factor in fire suppression. The City of Sierra Madre is located in one of the most active earthquake fault systems in the United States. Major damage corresponding to magnitude 7 or higher earthquake can be expected. Severe seismic action would place extreme

demands on the limited resources of our small fire department. Communications could be disrupted. Damage to gas and water mains is to be expected. As previously mentioned, the City of Sierra Madre water system is the key to sprinkler supply. The City of Sierra Madre water system is constructed in a grid to reduce the effect of a single pipe or area of pipes breaking. Therefore, entire system failure due to earthquake is more unlikely than a partial failure. Automatic fire sprinkler systems will operate on much less pressure than normally available in Sierra Madre. Although sprinklers may only partially control a fire, this would be important in reducing the fire problem or delayed response that may be created by broken communications and obstructed access. Automatic fire sprinkler systems would therefore reduce demands on firefighting forces during emergency earthquake conditions.

The Sierra Madre Volunteer Fire Department's first alarm assignment varies depending on volunteer availability. Most jurisdictions consider two engine companies, a rescue squad, and a Chief Officer to be a minimum for a single-family structure fire.

Because Sierra Madre's Fire Department staffing is solely dependent upon volunteers, it is imperative that developers and builders provide built-in fire protection within buildings covered by the City of Sierra Madre Sprinkler Ordinance. Unless fires are kept in their incipient stages, which automatic fire sprinkler systems achieve, the fire department, as presently staffed and equipped cannot function effectively against large or numerous fires. Large fires necessitate the immediate call for mutual aid, which if available, will be delayed.

Additionally, due to the winding narrow roads that are found in our canyon areas, it is imperative that access on these roads be maintained at all times, especially during a fire when the fire hydrants are being used.

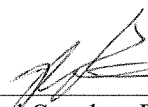
While the adoption of regulations may not prevent incidents of fire, the implementation of the various regulations and/or requirements will reduce the severity and potential loss of life and property in our community.

The serious concerns based on these "Findings", support the imposition of built-in fire protection requirements greater than those set forth in the International Building and Fire Codes. Additionally, Sierra Madre Ordinance No. 1314 will provide effective protection of the populace and property, and help reduce the ravages of fire.

The Sierra Madre Fire Department submits these "Findings" and requests acceptance of same as defined under Section 13869.7 of the State of California Health and Safety Code.

Prepared and submitted by:

December 28, 2010



Richard Snyder, Fire Marshal
City of Sierra Madre